

Treverbyn Parish Council

PLANNING MEETING held on July 11th 2023 held at Rockhill Business Park.

Present: Councillors – Mrs. A Roberts (Chairman), L Allen, M Luke, Mrs. M Rance-Matthews, P Highland, K Stephens, G Hooper, M Shand, Mrs. A Wills, Parish Clerk D Stevens and Deputy Clerk D Hawken.

There were seven members of the public in attendance.

Chairman Cllr Mrs. A Roberts welcomed everyone to the meeting, including Mr Kirk Pollard who was observing the meeting again as a prospective new Parish Councillor.

It was agreed that a non-planning public participation concern be carried out before the Planning Meeting commenced.

A resident of Trethewel was in attendance to raise concerns regarding severe difficulties in entering the B3274 in his vehicle from a private bridge on the western side of the hamlet. The difficulties have arisen from a large amount of vegetation that has built up to the south side of the bridge (driving northwards from St Austell) severely impairing vision. The Clerk suggested that the resident communicates with the other residents that reside in the other two dwellings situated over the private bridge, encouraging them to write and report the issue. The resident informed Council that the issue had previously been reported to enforcement, however, no response has been forthcoming. It was agreed that the Parish Council and County Councillor M Luke write a follow up letter to enforcement.

- 1) Apologies were received from Mrs J. Burnhill, Cllr G Tregidga and County Councillor P Guest
- 2) There was one declaration of interest, that being Mrs. M Rance-Matthews on planning application PA23/05060
- 3) Minutes of the meeting held on June 27TH 2023 had been circulated and accepted. Proposed by Cllr L Allen, Seconded by Cllr M Luke - All in favour.

Cllr Mrs. A Wills then chaired the Planning meeting.

Planning applications received for consideration by Planning Committee

PA23/03170 – Mr and Mrs Adrian Street. Construction of a new driveway, detached garage with games room above, and a detached 3-bedroomed house. Location: Land west of Knightor Road, Trethurgy, St Austell, Cornwall

Council came out of Committee and allowed the applicant to give a brief description of his intended ideas for the development of the site. It was explained to him that the planning sub-committee had visited the site and he then answered any issues that they raised.

The Council then returned into committee to discuss the application.

- Decision: **SUPPORT** (with condition that the outbuilding remains part of the host dwelling). Proposed: L Allen, Seconded: Mrs. A Roberts. All in favour.

PA23/05060 – Mr and Mrs Pitman and Westaway. Application for permission in principle for demolition of the existing dwelling / garage and the construction of up to a maximum of three dwellings (minimum of 2 dwellings). Location: Carclaze House, Carclaze Road, St Austell. Cornwall PL25 3TA

Council came out of Committee to listen to three members of the public present who wished to comment prior to any consultation of this application. Following these discussions, Councillors went back into Committee.

- Decision: **OBJECT.**

Overdevelopment of a limited site that would mean the removal of a historic, well preserved, Cornish granite cottage erected in the mid-19th century and is part of the county's clay mining heritage (Policy 24 CLP). The proposed layout of the site would be to the detriment of the neighbouring properties and has little resemblance to previous lapsed planning applications (89/23/02317) (C2/9300147) (C2/02/00747) (C2/05/00983) (C22/08/0149) (PA11/06939) which were all for one extra dwelling and garages within domestic curtilage of Plot 3 that has no resemblance to the current proposal for Plot 3 (Policy 12 CLP). Policy 27 (1) - Limited access, single track lane with limited turning and parking space available and a further increase of vehicles would cause a significantly adverse impact to current users. Already, it cannot be used by refuse collection, emergency or construction vehicles. The entrance onto Carclaze Road is restricted and highly dangerous (2) - Further development will enhance car movement as the area is serviced by limited public transport (only one bus route) and Carclaze Road is a narrow thoroughfare with minimal pavement. The Planning Policy Assessment and Explanatory Statement for this application is very selective in its format. Paragraph 6.4 – It is difficult to assess the comments made, re proposed development being three 'well-designed, high-quality buildings' when we are only at the planning in principle stage. Paragraph 6.2 refers to the NPPF 'encourages an appropriate increase in building density'. There is **NO** need in this area as there are recent developments Kernow Vear (84 properties in the process of construction), 20 Wainhomes, plus 4 further plots on Carclaze Road still to be sold. Also, within one mile, is the West Carclaze Garden Village of 1500 properties and 48 social housing properties (PA21/12757). The infrastructure already cannot cope with lack of medical facilities, schools and service roads.

- Decision: **OBJECT.** Proposed: L Allen, Seconded: G Hooper. All in favour with one abstention (ML).

PA23/04242 – Miss Dickinson. Proposed conservatory to the rear of the dwelling. Location: 2 Bluebarrow Close, Carludon, St Austell. Cornwall.

- Decision: **SUPPORT.** Proposed: G Hooper, Seconded: Mrs. M Rance-Matthews. All in favour

PA23/03714 – Mr David Philp (Rockhill Business Park Ltd). Proposed conversion of existing workshop/store to B1, B2 and B8 units which will include a small extension to the front elevation

- Decision: **DECLINE TO COMMENT.** On the advice of the Clerk, it was agreed to make no comment as technically Mr Philp is landlord to Council's office facilities

PA23/05308 – Mr P Dunne. Erection of a porch on the south elevation of the dwelling. Location: Providence Farm. Carthew, St Austell, Cornwall.

- Decision: **SUPPORT.** Proposed: M Luke, Seconded: L Allen. All in favour

Planning correspondence

Applications decisions from the Planning Department:

PA23/01464 – Mr P Clemes. The proposed erection of a pair of semi-detached dwellings. Location: Land to the rear of 27 Penwithick Road, Penwithick, St Austell, Cornwall. PL26 8UH. The Parish Council objected to this application. Following referral to the Central area planning committee, Cornwall County Council **SUPPORTED** this application.

PA23/03117 – Mr Preston. Proposed conservatory and disabled access to annexe. Location: Annexe at Chy an Gwyns, Carn Grey, St Austell, Cornwall. PL25 3TB. The Parish Council supported this application. Cornwall County Council also **SUPPORTED** the application.

Planning applications for consideration at the next meeting:

There were no forthcoming planning applications at present for consideration at the next meeting.

Emergency items.

- **Trethurgy Feasibility Study**
Councillors set the date for the forthcoming public meeting to be held at Trethurgy Village Hall. It was agreed to be held on Tuesday 15th August at 7pm. A white screen would be required and the Deputy Clerk stated that he might be able to assist in locating this piece of equipment. Flyers would be required, as would a social media presence notifying residents of this meeting.
Clerk/Deputy Clerk to contact Trethurgy Village Hall to book the room.
- **Footway alongside the A391, Stenalees at Singlerose**
Concerns were raised regarding the recognised narrow footpath stretching from the Viridor entrance towards Carludon. The width has decreased over time making it unwalkable, especially difficult for pushchair usage. The overhanging trees are significantly impacting its usage. Sadly, it has lacked regular maintenance for many years. The feasibility study recently

received to make such improvements were eye-watering regarding its costings. It was agreed to discuss this matter with Imerys representatives at the next CLG Meeting.

- **Purchase of a computer for the new office**

Councillors agreed that a new computer is required to be purchased for the new office. In addition, it was granted that a new printer should be sought. Regarding the need of an office chair, reference was made that one might still be held in storage. Cllr M Shand brought to the attention of Councillors that he could supply a new computer at a suitable price.

Proposed: Mrs A Wills, Seconded: Cllr L Allen. All in favour.

- **Bugle Village Hall**

The Clerk provided Councillors with information regarding the forthcoming EGM that is to be held on Friday 14th July at 7:30pm. The history of the building, details of the constitution et al were brought to the attention of Councillors in advance to the meeting.

- The Clerk informed Councillors regarding the forthcoming visit to Geothermal Distillery Project to be held on Wednesday August 9th at 10am. Councillors Roberts, Hooper, Highland, Rance-Matthews, Shand, Stephens and the Clerk and Deputy Clerk agreed to attend. It was suggested we meet at the Parish Office at 9:30am.
- Various Councillors expressed their concerns at the condition of a number of our footpaths within the Parish, some of which had been left after cutting in a poor condition.
- Councillor Mrs A Wills also spoke of over-hanging trees at a property in Carthew and a damaged manhole outside her own property. This was also creating flooding issues that appeared to be stemming from Gunheath Pit. It was agreed that this matter would be raised with Imerys at the forthcoming CLG meeting.
- Councillor L Allen stated that he was meeting with Daniel Lawson regarding Heritage Boards situated on the Sustrans Trail. It was agreed that that Councillor Allen would mention to him about attending a future meeting.
- Councillor M Luke raised the issue of uncut grass at Larcombe Road. It is the usual matter of the inability to establish ownership and responsibility for the issue.
- The Clerk raised awareness to Councillors regarding manhole issues at Warren Close.

There being no further business, the meeting closed at 8:58p.m.

.....(Chairman) (Date)

